

Nº 0000719



EBONYI STATE OF NIGERIA

Nov/3/2011 No. 50

Vol: 176

EB8/BLH/L/470  
PAGE 50

Certificate of Occupancy

LDR No:.....

File No: GAL/297

This is to certify that **PATRICK ALO** of **PLOT 77 MILE 50 LAYOUT** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PLOT 75 (MILE 50) LAYOUT ABAKALIKI EBONYI STATE**. described in the Schedule and more particularly marked and delineated in the **PLAN NO. EB - 021** attached to this certificate and thereon bordered or verged **RED** for the term of **99 (NINETY-NINE)** year(s) from the **1ST JANUARY, 2011** subject to the provision of the **LAND USE ACT, 1978** and to the provisions and conditions implied by virtue of the said Act and the Regulations for the time being in force made under the said Act and to the covenants and conditions herein contained.

- 1(a) RENT: **N575.00 (FIVE HUNDRED AND SEVENTY-FIVE NAIRA)** per annum.
- (b) The rent hereby reserved shall be revised at the end of every **5 (FIVE)** year(s) of the term of this grant.
- (c) Buildings to the value of not less than **N1,000,000.00 (ONE MILLION NAIRA)** to the satisfaction and in accordance with plans approved by the **A.P.A** or such officer as the **A.P.A** may appoint.
- (d) Time within which such building(s) is/are to be erected and completed fit for occupation and use. Within **3 (THREE)** year(s) from the date of commencement of the term of this certificate.
- (e) Purpose for which the land granted may be used: **RESIDENTIAL**

2. This certificate of occupancy is issued subject to the following Covenants and conditions being observed by the holder/holders:-

- (a) Not to erect or build or permit to be erected or built on the land hereby granted any buildings other than those covenanted to be erected by virtue of this certificate of occupancy and the regulations under the said Act not to make or permit to be made any addition or alteration to the said buildings to be erected except in accordance with plans and specification approved by the **A.P.A** of Ebonyi State of Nigeria or any other officer appointed by him.
- (b) To keep the exterior and interior of the buildings to be erected and the outbuilding and erections which may at any time during the term hereby created be erected on the land hereby granted and all additions to such buildings and outbuildings and the walls, fences and appurtenances thereof in good and tenable repair and condition.
- (c) Not to use the building on the said land whether now erected hereafter thereon for any purpose other than
- (d) Not to alienate the right of Certificate of Occupancy hereby granted or any part thereof by sale, assignment, mortgage, transfer of possession, sublease, or bequest or otherwise howsoever without the consent of the **GOVERNOR** first had and obtained.
- (e) Not to permit anything to be used or done upon any part of the granted premises which shall be noxious, noisy or offensive or be of any inconvenience or annoyance to tenants or occupiers of premises adjoining or near thereto.
- (f) To maintain standards of accommodation and sanitary and living conditions conformable with standards obtaining in the neighbourhood.
- (g) To pay forthwith with or without demand to the **DEPUTY DIRECTOR LAND** or other persons appointed by him before the issue of this certificate, all survey fees, registration fees, and other charges due in respect of preparation and issue and registration of this certificate.
- (h) Paid an improvement premium of **N14,298.00 (FOURTEEN THOUSAND TWO HUNDRED AND NINETY-EIGHT NAIRA)**
- (i) To install and operate water borne sewage system within six months from the date the buildings erected on the plot are connected to piped water-supply.
- (j) To pay with or without demand on the first day of January of each year the rent reserved in these presents or any other rent as may be revised in future.

GIVEN under my hand this 15th day of Dec 2011

**ARC. NWOGHA FRIDAY MOSES**  
COMMISSIONER FOR LANDS, SURVEY AND HOUSING EBONYI STATE OF NIGERIA

(By virtue of Powers to grant Certificate of Occupancy and Right of Occupancy delegated to him by the Governor, under Section 4(a) and (b) of the Land Use Edict (now Law) NO.2 of 1979 (as applicable in Ebonyi State), and Section 45 of the Land Use Act No.6 of 1978.

Signature of Holder / Holders ..... [Signature] ..... Signature of Witness ..... [Signature] .....

Name of Witness Nworie B. U ..... Occupation of Witness Civil Servant .....

Address Min. of Lands, Survey and Housing Abakaliki .....

12/01/2012

23/12/2011



Title Holder: PATRICK ALO

Old File Number: EBS/BLH/L/470 New File Number: GAL/297

Survey Plan No: EB - 021

Property Description: PLOT 75 (MILE 50) LAYOUT ABAKALIKI EBONYI STATE.

EBONYI  
ONE HUNDRED  
NINETY  
STAMP DUTIES



The within instrument in the opinion of the commissioner of stamp duties chargeable on the sum of N100.00 and the duty thereon has been assessed accordingly.

This instrument was delivered for registration at 13:47 Clock in the AFTERNOON on 1st November 2011 and registered as No 50 at page 50 Volume 76 of the Ministry of Lands Registry in the Office at Abakaliki.

(Sgd) *DR. PATRICK ALO*  
Commissioner For Stamp Duties  
093414 OF 01/6/011

*Choke*  
3/11/11  
Registrar of Deeds



CERTIFIED TRUE COPY  
CHIEF REGISTRAR OF DEEDS



G A L / 2 9 7  
*23/12/2011*



**EBONYI LANDS INFORMATION MANAGEMENT SYSTEM**



**SURVEY DESCRIPTION OF LANDED PROPERTY OF GAL/297**

M  
**PATRICK ALO**

PLOT 75 MILE 50 LAYOUT

**EBONYI**

All that parcel of land at \_\_\_\_\_ in the \_\_\_\_\_

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately

**571.939** Square Metres shown on Ebonyi State of Nigeria Survey Plan No.

**EB 021**

(Tracing No. **EB 78**) the

boundaries of which are described below.

*SURVEY DESCRIPTION OF LANDED PROPERTY OF GAL/297*

Starting at concrete pillar marked **K1149** the coordinates of which are:

**2525.014** Metres North and **857.679** Metres West of a concrete pillar marked

**NK 48** the origin of **ABAKALIKI** cadastral surveys. The boundaries run

in straight lines the bearings and lengths of which are as follows:

S/N	From	Bearing		Lengths in: M		To
		Degree (°)	Minute (')	Length		
	PBK 1149	75	41	26.05		PBK 1150
	PBK 1150	186	58	17.12		PBK1172
	PBK1172	186	58	10.10		PBK 1173
	PBK 1173	255	22	23.59		PBK 1171
	PBK 1171	252	55	26.78		PBK 1149
		THE	STARTING	POINT		

All property beacons are concrete pillars, all bearing and length approximate and all bearings are referred to National /True North.

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for Surveyor-General  
EBONYI STATE OF NIGERIA

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